

Z2018-900012

Requested Zoning: "IDZ" with uses permitted in "MF-40" Multi Family District

I, Mary Esther Valdez, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

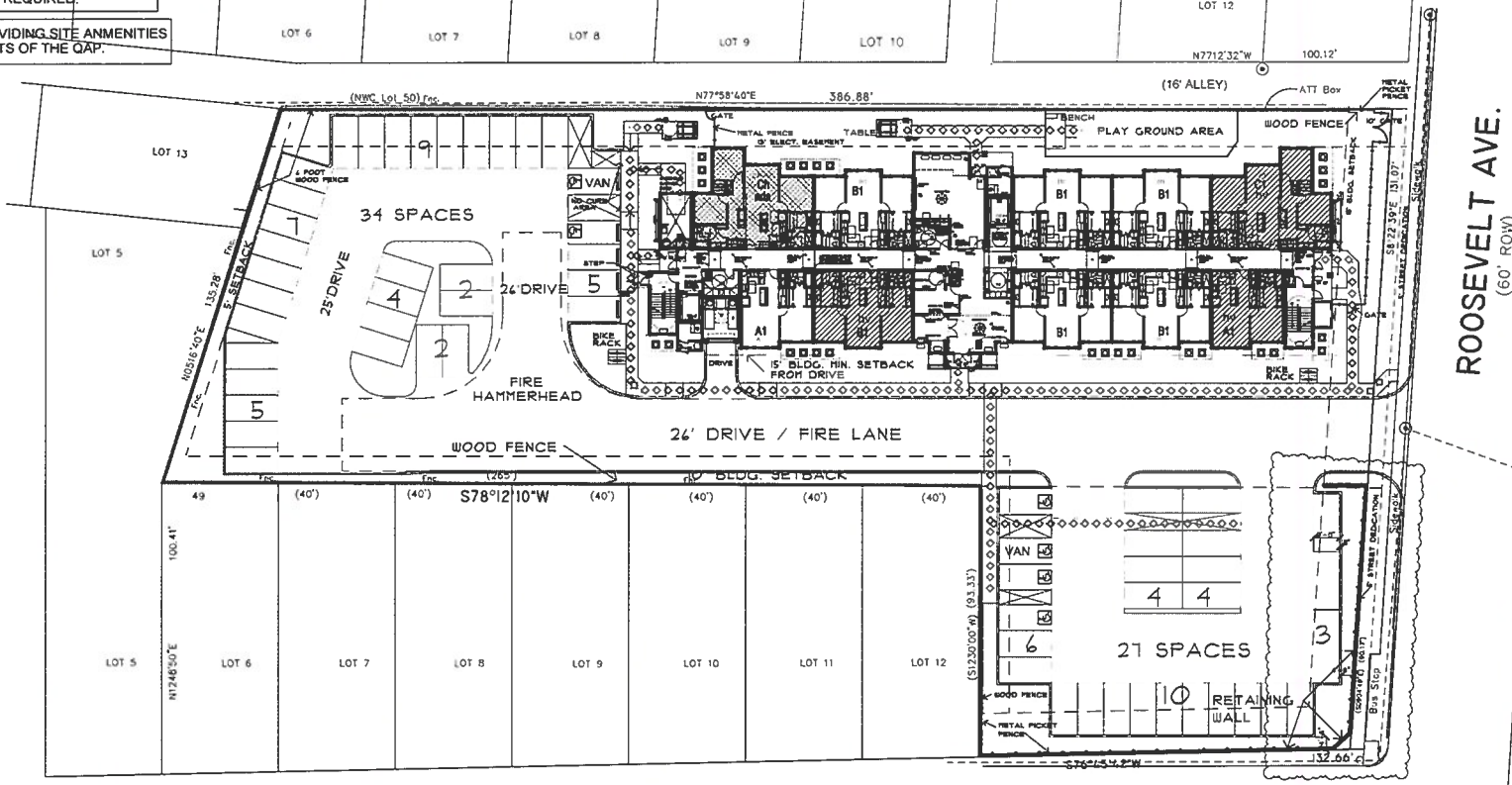
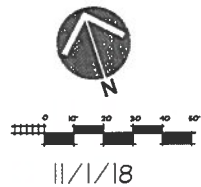
UNIT TYPES	NET AREA	BLDG. 1					UNIT TOTALS	TOTALS
		1st	2nd	3rd	4th	5th		
UNIT A1	661	1	3	3	3	3	13	8,593
UNIT A1h	661	1	3	3	3	3	1	661
UNIT B1	887	4	6	7	7	7	31	27,497
UNIT B1h	887	2					2	1,774
UNIT C1	1,173	1	2	2	2	2	9	10,557
UNIT C1h	1,173	1					1	1,173
TOTALS		10	11	12	12	12	57	50,255

THIS PROPERTY HAS NO FLOOD PLAIN BOUNDARIES. NO ON SITE DETENTION POND REQUIRED.

THE OWNER COMMITS TO PROVIDING SITE AMENITIES TO SATISFY THE REQUIREMENTS OF THE QAP.

PARKING TABULATION
 50 - OPEN SPACES
 4 - HC SPACES
 2 - VAN SPACES
 4 - COMPACT SPACES
60 - TOTAL SPACES
 = 1053 SPACES / UNIT
 CITY PARKING REQUIREMENT
 10 SPACES PER UNIT IN IDZ ZONING
 57 x 10 = 570 SPACES

- LEGEND**
- ACCESSIBLE PATH OF TRAVEL
 - UNIT NUMBER
 - UNIT TYPE
 - BUILDING NUMBER
 - ACCESSIBLE PARKING SPACES PER UNIT IN IDZ ZONING. NO ADA SIGN OR SYMBOL.
 - ACCESSIBLE PARKING (CARD)
 - ACCESSIBLE VAN PARKING
 - FIRE HYDRANT
 - BUILDING SPRINKLER ROOM
 - FIRE DEPT. CONNECTION
 - REF. WASTE STATION (2 TO FALL)
 - FULLY ACCESSIBLE UNITS (INCL. HEARING/VISUAL FEATURES)
 - HEARING & VISION IMPAIRED UNITS



ARCHITECTURAL SITE PLAN

57 UNITS IN A 5 STORY BUILDING
 1.487 ACRE SITE

PALO BLANCO ST
 (36' ROW)

1507 ROOSEVELT AVE.

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION AND GNB RESERVES THE RIGHT TO MODIFY THE DESIGN WITHOUT NOTICE

GNB Inc.
 GUYTON GIBSON
 URBAN PLANNING ARCHITECTURE

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 San Antonio, Texas 78213
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VILLAGE AT ROOSEVELT
 SAN ANTONIO, TEXAS

ISSUE:

NO.	DATE	DESCRIPTION
1	12/14/18	ISSUED FOR PERMIT

CONTRACT DATE: AUGUST 22, 2018
 DRAWN BY: CAD FILE
 PROJECT NO.: 380-330
 ARCHITECTURAL SITE PLAN
 SHEET NUMBER: AS-1